



**HOUSING AUTHORITY  
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4510 • TDD: 855.892.6095 • [www.hacola.org](http://www.hacola.org)

**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**Sean Rogan**  
Executive Director

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, MARCH 27, 2013  
12:00 PM  
700 W. MAIN STREET  
ALHAMBRA, CA 91801  
(626) 586-1504**

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**1. Call to Order**

**2. Roll Call**

**Val Lerch, Chair**  
**Alma Cibrian, Vice Chair**  
**Hope Boonshaft**  
**James Brooks**  
**Michelle-Lynn Gallego**  
**Zella Knight**  
**Henry Porter Jr.**

**3. Reading and Approval of the Minutes of the Previous Meeting**

Regular Meeting of February 27, 2013.

**4. Report of the Executive Director**

**5. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

## **Regular Agenda**

**6. Approve Disposition of Housing Authority-Owned Properties at 658 S. Ferris Avenue in Unincorporated East Los Angeles and 1855 9th Street, 1450 14th Street and 2006 20th Street in the City of Santa Monica (Districts 1 and 3)**

Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute all necessary documents related to the disposition of the Housing Authority-owned properties at 658 S. Ferris Ave. in unincorporated East Los Angeles, and 1855 9th St., 1450 14th St. and 2006 20th St. in the City of Santa Monica, to a to-be-formed California limited partnership (Partnership) in which the Los Angeles County Housing Development Corporation (LACHDC) will be the general partner, and the Housing Authority will be a special limited partner, following approval as to form by County Counsel; authorize the Executive Director or his designee to sell the properties to the Partnership for their current fair market value as determined by an independent appraiser; authorize the Executive Director or his designee to execute promissory notes between the Housing Authority and the Partnership that shall be collateralized by deeds of trust recorded against the properties for the acquisition price; authorize the Executive Director or his designee to execute all documentation necessary for the formation of the Partnership, including but not limited to a Partnership Agreement; authorize the Executive Director or his designee, if necessary, to terminate the Housing Authority's participation as special limited partner in the Partnership; find that the above listed actions are not subject to the provisions of the California Environmental Quality Act (CEQA) because they do not have potential for causing a significant effect on the environment. (APPROVE)

**7. Award a Construction Contract to Omega Construction Co. Inc. for Balcony Remediation at Carmelitos Senior Housing Development (District 4)**

Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Omega Construction Co. Inc., the lowest responsive and responsible bidder, in the amount of \$670,782 to complete the remediation of balconies and associated work at the Carmelitos senior housing development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2012-2013 budget; authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract; authorize the

Executive Director or his designee to approve Contract change orders not to exceed \$134,156 for unforeseen project costs, using the same source of funds and included in the Housing Authority's approved Fiscal Year 2012-2013 budget; find that the approval of the Contract and the project for the remediation of balconies at the Carmelitos senior housing development in the City of Long Beach is exempt from the provisions of the California Environmental Quality Act (CEQA). (APPROVE)

**8. Housing Commissioners may provide comments or suggestions for future Agenda items.**

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St. Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at [donna.delvalle@lacdc.org](mailto:donna.delvalle@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
MINUTES FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, February 27, 2013

The meeting was convened at the 230 E. 130<sup>th</sup> Street, Los Angeles, CA.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Val Lerch at 11:57 a.m.

<b><u>ROLL CALL</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Henry Porter,	X	
Val Lerch, Chair	X	
Zella Knight		X
Hope Boonshaft		X
James Brooks	X	
Alma Cibrian, Vice Chair	X	
Michelle-Lynn Gallego	X	

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Emilio Salas, Deputy Executive Director  
Margarita Lares, Director, Assisted Housing  
Maria Badrakhan, Director, Housing Management

**GUESTS PRESENT:**

None at this time

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Porter, seconded by Commissioner Gallego, with Commission Lerch abstaining the Minutes of the Regular Meeting of January 23, 2013 were approved.

#### **Agenda Item No. 4 – Report of the Executive Director**

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas welcomed the Commissioners, staff and guests to the South Bay Gardens Senior Housing Development. He introduced Tomasa Richmond, Area Manager, and her staff.

Mary Martin, South Bay Gardens Resident Council President welcomed the guests to the Housing Development site. She shared with the Commissioners all of the activities that are available for the residents. She also expressed that the Resident Council would like to see more participation from the residents with the various programs and activities that are offered.

Emilio Salas stated that we have received confirmation of attendance for Commissioner Cibrian and Commissioner Brooks to attend the National Association of Housing and Redevelopment Officials (NAHRO) Legislative conference being held in Washington D.C. in mid-March.

Emilio Salas stated that with the upcoming sequestration we will continue to make the necessary preparations in anticipation of program cuts. The Housing Authority of the County of Los Angeles (HACoLA) previously submitted a waiver request for the U.S. Department of Housing and Urban Development (HUD) to approve the following strategies:

- Reduce the payment standard by the corresponding cuts to the Housing Assistance Program.
- Implement the new payment standards with 30 days' notice instead of the required 12 month cycle currently required by the program.

HACoLA's request to HUD was denied. In response HACoLA obtained approval from the Board of Supervisors to terminate vouchers based on a first in first out concept, meaning those recipients that have been on the program the longest would be first to be terminated, with exception of seniors, disabled, veterans and other special needs populations. We anticipate the termination of at least 1,800 vouchers will be made. A new waiver request will be submitted to HUD asking once again that they allow us to reduce our payment standard. Emilio Salas also stated that in addition to our request, we will also need to immediately suspend all vouchers for individuals that are out searching for units.

Emilio Salas also stated that HACoLA will be seeking Move to Work designation to allow HACoLA to immediately implement cost saving measures in an attempt to minimize reduction in staffing as a result of administrative fee cuts.

#### **Presentation**

None at this time

## **Agenda Item No. 5 - Public Comments**

Melvin Hightower, South Bay Garden Resident – Mr. Hightower informed the Commission and staff that he was charged a late fee six months ago in error and would like the Housing Authority to look into the matter.

## **Regular Agenda**

**On Motion by Commissioner Porter seconded by Commissioner Cibrian and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE THE AGENCY PLAN FOR THE  
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES  
(ALL DISTRICTS)  
AGENDA ITEM NO.6**

1. Recommend that the Board of Commissioners find that the activities in the attached Agency Plan, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the Agency Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's program goals, major policies and financial resources, including the Capital Fund Program (CFP) Annual Statement and Five-Year Action Plan, the Admissions and Continued Occupancy Policy for the Public Housing Program, the Public Housing Lease Agreement, and the Section 8 Program Administrative Plan.
3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the Resolution approving the Agency Plan for submission to HUD, and authorize the Executive Director or his designee to take all actions required for implementation of the Agency Plan.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute all documents required to receive approximately \$4,300,000 in CFP funds from HUD and to be included in the FY 2013-2014 annual budget.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee to incorporate into the Agency Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Agency Plan to HUD by April 17, 2013.

**Agenda Item No. 7 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Brooks thanked staff for their hard work. He also stated that he is continuously impressed with the work that is being done in the communities and appreciates all that is done for the residents.

Commissioner Cibrian stated that it is evident the Housing Authority is being proactive in light of all the measures being taken. She thanked staff for their continued hard work.

Commissioner Gallego thanked staff for their hard work and was happy to visit the Public Housing site for the first time. She was very happy to see the residents attending the meeting.

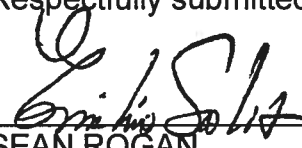
Commissioner Porter applauded the residents that were in attendance at the meeting. He stated that having the monthly Housing Commission meeting at various locations is all about having the participation and presence of the residents. Commissioner Porter also asked that Emilio Salas, Deputy Executive Director, follow up with County Counsel on amending the Housing Commission by-laws to stay up to date with changes. Commissioner Porter also thanked staff for the distribution of the Housing Authority's Quarterly Highlights publication, which he found very informative.

Commissioner Lerch thanked staff for their well wishes while he was out.

Emilio Salas extended an invitation to the Housing Commissioners to attend a Black History Month event being held at the Alhambra office on Thursday, February 28<sup>th</sup> from 12:30 – 2:00 pm.

On Motion by Commissioner Porter and seconded by Commissioner Brooks, the Regular Meeting of January 23, 2012 was adjourned at 1:00 pm.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director  
Secretary –Treasurer

**Housing Authority - County of Los Angeles****FOR YOUR INFORMATION ONLY**

March 27, 2013

TO: Housing Commissioners

FROM: Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE – FEBRUARY 2013**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

**Activities**

<b>NUMBER CURRENTLY ENROLLED</b>	592	As of February 1, 2013
<b>NEW ENROLLMENTS</b>	20	FSS Participants Enrolled
<b>CONTRACTS EXPIRED</b>	17	FSS Contracts Expired
<b>DIRECT ASSISTANCE REFERRALS</b>	133 Workforce Centers 111 Home Ownership Program/Seminars/workshops 430 Job referrals 19 Educational/Vocational Services 27 Credit Repair Services 117 Financial Literacy 6 Individual Deposit Accounts 9 Transportation Assistance 8 Health & Food Services 239 Other Social Services	
<b>OUTREACH &amp; COMMUNITY EVENTS</b>	1 Building Community Partnership 1 FSS So Cal Network Meeting 1 Nueva Maravilla Vision Team Meeting 1 FSS Recruitment @ Voucher Counseling Session	
<b>GRADUATIONS</b>	3	Graduations
<b>Pending Graduations</b>	12	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1670.

ML:MP:WB:dt

## **FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT**

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.



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Commissioners

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Executive Director

March 27, 2013

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
700 West Main Street  
Alhambra, California 91801

Dear Commissioners:

**APPROVE DISPOSITION OF HOUSING AUTHORITY-OWNED PROPERTIES AT  
658 S. FERRIS AVENUE IN UNINCORPORATED EAST LOS ANGELES AND  
1855 9TH STREET, 1450 14TH STREET AND 2006 20TH STREET  
IN THE CITY OF SANTA MONICA  
(DISTRICTS 1, 3)**

**SUBJECT**

This letter recommends approval of the disposition of Rental Housing Construction Program (RHCP) properties owned by the Housing Authority, specifically the Villa Nueva RHCP property at 658 S Ferris Avenue in unincorporated East Los Angeles, and the Santa Monica RHCP properties at 1855 9th St., 1450 14th St. and 2006 20th St. in the City of Santa Monica. The properties will be sold to a to-be-formed California limited partnership, in which the Los Angeles County Housing Development Corporation will be the general partner, and the Housing Authority will be a special limited partner. Approval of these actions will preserve affordable housing units in Los Angeles County that are currently at risk due to expiration of state subsidy payments.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute all necessary documents related to the disposition of the Housing Authority-owned properties at 658 S. Ferris Ave. in unincorporated East Los Angeles, and 1855 9th St., 1450 14th St. and 2006 20th St. in the City of Santa Monica, to a to-be-formed California limited partnership (Partnership) in which the Los Angeles County Housing Development Corporation (LACHDC) will be the general partner, and the Housing Authority will be a special limited partner, following approval as to form by County Counsel.

**We Build Better Lives  
& Better Neighborhoods**



2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to sell the properties to the Partnership for their current fair market value as determined by an independent appraiser.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute promissory notes between the Housing Authority and the Partnership that shall be collateralized by deeds of trust recorded against the properties for the acquisition price.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute all documentation necessary for the formation of the Partnership, including but not limited to a Partnership Agreement.
5. Recommend that the Board of Commissioners authorize the Executive Director or his designee, if necessary, to terminate the Housing Authority's participation as special limited partner in the Partnership.
6. Recommend that the Board of Commissioners find that the above listed actions are not subject to the provisions of the California Environmental Quality Act (CEQA) because they do not have potential for causing a significant effect on the environment.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The State of California Housing and Community Development Department (HCD), through its Rental Housing Construction Program, provided financing to the Housing Authority for the acquisition and construction of affordable housing at 658 S. Ferris Ave. in unincorporated East Los Angeles and 1855 9th St., 1450 14th St. and 2006 20th St. in the City of Santa Monica (Properties). In 1982, the Housing Authority entered into a 99-year ground lease for the Santa Monica properties. The three scattered site properties have 11 units at 9th Street, 19 units at 14th Street and 11 units on the 20th Street site. The Housing Authority purchased the 21 two-bedroom unit Villa Nueva property in East Los Angeles in 1985.

The RHCP was structured to provide housing for tenants with very low incomes with HCD providing annual operating subsidies to the Properties. However, for the past few years HCD has been unable to fund these subsidies at levels required to sustain the Properties, jeopardizing the viability of the developments.

In August 2012, HCD sent the Housing Authority a letter stating that the State's annuity fund which was used to provide the RHCP operating subsidies will not be available after January 1, 2016. Furthermore, HCD also asked the Housing Authority to consider options to financially restructure the Properties.

Operation of the Properties is not financially viable without the continued state subsidy, because rental income from the very low income residents is insufficient to fund operating expenses. Therefore, in order to preserve the 62 affordable units at these sites, the Housing Authority intends to sell the properties to a to-be-formed California limited partnership in which the LACHDC will serve as general partner and the Housing Authority will have a special limited partnership interest. This Partnership will enable the properties to receive low-income housing tax credit equity and new financing to sustain their viability. The Housing Authority will sell the properties for their current appraised fair market value and if necessary will finance the Partnership's acquisition by providing seller financing.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The LACHDC is a nonprofit public benefit corporation established in 1989. LACHDC's purpose is to lessen the affordable housing production burden for local government by providing services to assist governmental agencies to meet their legal obligations to provide affordable housing. The LACHDC has been very successful in preserving affordability through financial restructuring of a number of affordable housing projects.

The Housing Authority remains committed to ensuring continued affordability for all residents at the Villa Nueva and Santa Monica affordable housing sites. The Housing Authority's role as special limited partner will provide necessary oversight to ensure the long term viability of the properties.

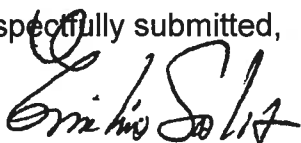
### **ENVIRONMENTAL DOCUMENTATION**

This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT PROGRAM**

This action will preserve much needed affordable housing for low-income persons within the unincorporated area of East Los Angeles and the City of Santa Monica.

Respectfully submitted,



 SEAN ROGAN  
Executive Director



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*Commissioners*

**Sean Rogan**  
*Executive Director*

March 27, 2013

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
700 West Main Street  
Alhambra, California 91801

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO OMEGA CONSTRUCTION CO. INC.  
FOR BALCONY REMEDIATION AT CARMELITOS SENIOR HOUSING  
DEVELOPMENT  
(DISTRICT 4)**

**SUBJECT**

This letter recommends award of a Construction Contract (Contract) to Omega Construction Co. Inc. to complete the remediation of balconies and associated work at the Carmelitos senior housing development located in the City of Long Beach.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute or amend a Contract and all related documents with Omega Construction Co. Inc., the lowest responsive and responsible bidder, in the amount of \$670,782 to complete the remediation of balconies and associated work at the Carmelitos senior housing development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to terminate the contractor's right to proceed with the performance of the Contract or terminate the Contract.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed

\$134,156 for unforeseen project costs, using the same source of funds and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.

4. Recommend that the Board of Commissioners find that the approval of the Contract and the project for the remediation of balconies at the Carmelitos senior housing development in the City of Long Beach is exempt from the provisions of the California Environmental Quality Act (CEQA).

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to award a Contract for the remediation of balconies and associated work at the Carmelitos senior housing development.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$670,782 in CFP funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2012-2013 budget.

A 20% contingency, in the amount of \$134,156 is being set aside for unforeseen costs using the same source of funds. This contingency is recommended because the remediation of balconies often involves unforeseen conditions that extend further than initially identified in the scope of work.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The 155-unit Carmelitos senior housing development consists of two large courtyard buildings, each with four three story wings of residential units arranged around a small public courtyard at the center. The scope of work for this Contract includes; inspecting the condition of 96 balconies by demolishing fascia boards and exposing wood members; recommending and completing repairs that are necessary to maintain structure integrity; installing new guard rails on all balconies; remediation of six existing exterior public walkway decks which includes new railings, replacement of expansion joints damaged by water intrusion and associated work.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Omega Construction Co. Inc. Contracting Group Inc. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

### **CONTRACTING PROCESS**

On January 8, 2013, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were electronically sent to all 395 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in the Los Angeles Times newspaper and on the County WebVen and CDC websites.

On February 8, 2013, ten bids were received and formally opened. The lowest bidder, Pacific Asian Consortium in Employment, was determined to be non-responsive and rejected for failure to meet bond and reference requirements. The next lowest bidder, Omega Construction Co. Inc., was determined to be the lowest responsive and responsible and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided in Attachment A.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

### **IMPACT ON CURRENT PROJECT**

The award of the Contract will modernize the Carmelitos senior housing development and will continue to provide residents with decent and safe living conditions.

Respectfully submitted,



 SEAN ROGAN  
Executive Director

Enclosures

## ATTACHMENT A

### Summary of Outreach Activities Carmelitos Senior Housing Balcony Remediation Project

On January 8, 2013, the following outreach was initiated to identify a contractor for the remediation of balconies and associated work, at the Carmelitos senior housing development located at 761-817 Via Carmelitos, Long Beach, CA 90805.

#### A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County WebVen and Housing Authority websites.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to email Invitations for Bids to 395 Class B licensed contractors. As a result of the outreach, 77 bid packages were downloaded from the Housing Authority website.

#### C. Pre-Bid Conference and Site Walk

On January 23, 2013, a mandatory pre-bid conference and site walk was conducted. Thirty-three contractors were in attendance.

#### D. Bid Results

On February 8, 2013, a total of ten bids were received and publicly opened. The bid result was as follows:

<u>Engineers' Estimate</u>	\$668,315
<u>Company</u>	<u>Bid Amount</u>
Pacific Asian Consortium in Employment	\$614,199
Omega Construction Co. Inc.	\$670,782
Hoffman Management & Construction	\$715,346
AZ Home, Inc.	\$729,330
C.A.S. General Contractor	\$860,800
Torres Construction	\$907,925
G2K Construction Inc.	\$1,098,000
AVA Builders Inc.	\$1,229,497
SBS Corporation	\$1,392,782
Toby B. Hayward	\$1,442,996

Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Omega Construction Co. Inc.	Woman Business Enterprise	Total: 7  3 Minorities 1 Woman 43% Minorities 14% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Pacific Asian Consortium in Employment	Non-Minority	Total: 445  418 Minorities 368 Women 94% Minorities 83% Women
Hoffman Management & Construction	Non-Minority	Total: 9  4 Minorities 1 Woman 44% Minorities 11% Women
AZ Home, Inc.	Non-Minority	Total: 10 4 Minorities 2 Women 40% Minorities 20% Women
C.A.S. General Contractor	Minority	Total: 4 4 Minorities 0 Women 100% Minorities 0% Women
Torres Construction	Minority	Total: 65 58 Minorities 12 Women 89% Minorities

		18% Women
G2K Construction Inc.	Woman Business Enterprise	Total: 8
		5 Minorities
		3 Women
		62% Minorities
		38% Women
AVA Builders Inc.	Non-Minority	Total: 8
		2 Minorities
		0 Women
		25% Minorities
		0% Women
SBS Corporation	Minority	Total: 12
		2 Minorities
		5 Women
		17% Minorities
		42% Women
Toby B. Hayward	Non-Minority	Total: 27
		22 Minorities
		2 Women
		44% Minorities
		7% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

## **ATTACHMENT B**

### **Contract Summary**

**Project Name:** Carmelitos Senior Housing Balcony Remediation Project  
**Location:** 761-817 Via Carmelitos, Long Beach, CA. 90805  
**Bid Number:** CDC12-099  
**Bid Date:** February 8, 2013  
**Contractor:** Omega Construction Co. Inc.  
**Services:** Includes inspecting the condition of 96 balconies by demolishing fascia boards and exposing wood members; recommending and completing repairs that are necessary to maintain structure integrity; installing new guard rails on all balconies; remediation of six existing exterior public walkway decks which includes new railings, replacement of expansion joints damaged by water intrusion and associated work.

**Contract Documents:** Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

**Time of Commencement and Completion:** The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within **One Hundred and Eighty (180)** calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Six Hundred and Seventy Thousand Seven Hundred Eighty Two Dollars (\$670,782)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency:** **\$134,156**

## Carmelitos Senior Housing Development Balcony Remediation Project



Carmelitos senior housing development consists of two large courtyard buildings, each with four three story wings of residential units arranged around a small public courtyard at the center.

## Carmelitos Senior Housing Development Balcony Remediation Project



A consultant suspected the balcony structures were not safe during a site visit. The existing balcony shows sign of water intrusion.



The supporting column on the balcony is damaged and losing its strength.

## Carmelitos Senior Housing Development Balcony Remediation Project



A destructive test was done which confirmed that the structures are not safe.

## Carmelitos Senior Housing Development Balcony Remediation Project



There are existing public walkway decks connecting the buildings. The walkways and the expansion joints, were damaged by water intrusion and need to be replaced.



This is a close up picture of an expansion joint that needs to be replaced.